

## **WC 16.04.250 Plat Certificates and Deed of Dedication**

The following forms shall be used in final plats:

### **1. Commission Certificate**

Under authority provided by IC 36-7, enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto, and an Ordinance adopted by the Town Council of the Town of Westfield as follows:

Approved by the Westfield-Washington Township Plan Commission at a meeting held \_\_\_\_\_, \_\_\_\_\_.

Westfield-Washington Township  
Plan Commission

\_\_\_\_\_  
Secretary

(Seal)

### **2. County Commissioner's Certificate -**

The following certificate shall also be used if the plat lies wholly or partly outside of the Town:

Under authority provided by IC 36-7 as amended by the General Assembly of the State of Indiana, this plat was given approval by the Board of County Commissioners of Hamilton County, Indiana, at a meeting held on \_\_\_\_\_.

\_\_\_\_\_

\_\_\_\_\_

(SEAL)

3. Registered Land Surveyor's Certificate -

I \_\_\_\_\_, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana:

That this plat correctly represents a survey completed by me on \_\_\_\_\_, that all the monuments shown thereon actually exist or bond has been posted to cover the later installation of these monuments, and that all other requirements specified herein, done by me, have been met.

\_\_\_\_\_  
(Signature)

(Seal)

4. Engineer's Certificate -

I, \_\_\_\_\_, hereby certify that I am a Registered Professional Engineer or Land Surveyor, as the case may be, licensed in compliance with the laws of the State of Indiana, and that I have inspected during their construction and installation all improvements and installations required for this subdivision, designated specifically as \_\_\_\_\_, and that such required improvements and installations have been made and installed in accordance with the specifications heretofore approved therefore.

\_\_\_\_\_  
(Signature)

(Seal)

5. Deed of Dedication -

Each final plat submitted to the Commission for approval shall carry a deed of dedication in substantially the following form:

We the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as \_\_\_\_\_, an addition to \_\_\_\_\_, Indiana. All rights-of-way shown and not heretofore dedicated are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

There are strips of ground \_\_\_\_\_ feet in width as shown on this plat and marked "easement", reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities.

(Additional dedications and protective covenants, or private restrictions would be inserted here upon the subdivider's initiative or the recommendations of the Commission; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants, or restrictions, are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20\_\_\_\_, (a 25 year period is suggested), at which time said covenants, or restrictions, shall be automatically extended for successive periods of ten years unless changed by vote of a majority of the then owners of the building sites covered by these covenants, or restrictions, in whole or in part. Invalidation of any of the foregoing covenants, or restrictions, by judgment or court order shall in no way affect any of the other covenants or restrictions, which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Witnessed our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_

State of Indiana    )  
                              )  
Hamilton County    )

Before me the undersigned Notary Public, in and for the County and State, personally appeared \_\_\_\_\_, \_\_\_\_\_, and each separately and severally acknowledge the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notary seal this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

(Seal)